

120.0

0013

0002.F

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

795,700 / 795,700

APPRAISED: 795,700 / 795,700

USE VALUE: 795,700 / 795,700

ASSESSED: 795,700 / 795,700


Patriot
Properties Inc.
PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|-----|--------|--------------------------|
| 148 | | WINCHESTER RD, ARLINGTON |

OWNERSHIP

Unit #: _____

| | |
|----------|---------------|
| Owner 1: | SOMPURAM SESH |
| Owner 2: | RAJA SANDHYA |
| Owner 3: | |

Street 1: 148 WINCHESTER ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: _____ Own Occ: Y

Postal: 02474 Type: _____

PREVIOUS OWNER

Owner 1: SINGH AVTAR -

Owner 2: -

Street 1: 148 WINCHESTER ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry: _____

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 6,162 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1984, having primarily Vinyl Exterior and 2032 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | One Family | | 6162 | | Sq. Ft. | Site | | 0 | 70. | 0.98 | 5 | | | | | | | | | 423,403 | | | | | | 423,400 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | | | | | | | Land Size | | Building Value | | Yard Items | | Land Value | | Total Value | | Legal Description | | | | User Acct | |
|-------------------------|--|--|--|--|--|--|-----------|--|--------------------------------|--|------------|--|----------------|--|-------------|--|-------------------|--|--|--|-----------|--|
| 101 | | | | | | | 6162.000 | | 372,300 | | | | 423,400 | | 795,700 | | | | | | | |
| Total Card | | | | | | | 0.141 | | 372,300 | | | | 423,400 | | 795,700 | | Entered Lot Size | | | | | |
| Total Parcel | | | | | | | 0.141 | | 372,300 | | | | 423,400 | | 795,700 | | Total Land: | | | | | |
| Source: Market Adj Cost | | | | | | | | | Total Value per SQ unit /Card: | | 391.58 | | /Parcel: 391.5 | | | | Land Unit Type: | | | | | |

| PREVIOUS ASSESSMENT | | | | | | | | | Parcel ID | | Parcel ID 120.0-0013-0002.F | | | |
|---------------------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|-----------------------------|--|--|--|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date | | | | |
| 2020 | 101 | FV | 372,300 | 0 | 6,162. | 423,400 | 795,700 | 795,700 | Year End Roll | 12/18/2019 | | | | |
| 2019 | 101 | FV | 284,600 | 0 | 6,162. | 429,500 | 714,100 | 714,100 | Year End Roll | 1/3/2019 | | | | |
| 2018 | 101 | FV | 284,600 | 0 | 6,162. | 320,600 | 605,200 | 605,200 | Year End Roll | 12/20/2017 | | | | |
| 2017 | 101 | FV | 284,600 | 0 | 6,162. | 290,300 | 574,900 | 574,900 | Year End Roll | 1/3/2017 | | | | |
| 2016 | 101 | FV | 284,600 | 0 | 6,162. | 278,200 | 562,800 | 562,800 | Year End | 1/4/2016 | | | | |
| 2015 | 101 | FV | 278,500 | 0 | 6,162. | 235,900 | 514,400 | 514,400 | Year End Roll | 12/11/2014 | | | | |
| 2014 | 101 | FV | 278,500 | 0 | 6,162. | 223,800 | 502,300 | 502,300 | Year End Roll | 12/16/2013 | | | | |
| 2013 | 101 | FV | 278,500 | 0 | 6,162. | 212,900 | 491,400 | 491,400 | | 12/13/2012 | | | | |

| SALES INFORMATION | | | | | | | | | TAX DISTRICT | | | | PAT ACCT. | | | | |
|-------------------|-----------|------|------------|-----------|--|------------|----|-----|--------------|-------|--|--|-----------|--|--|--|--|
| Grantor | Legal Ref | Type | Date | Sale Code | | Sale Price | V | Tst | Verif | Notes | | | | | | | |
| SINGH AVTAR | 1288-142 | | 8/3/2004 | Family | | 290,000 | No | No | | | | | | | | | |
| SINGH AVTAR & S | 1228-178 | | 10/20/2000 | Family | | | 1 | No | No | 4 | | | | | | | |
| | 1041-60 | | 2/1/1988 | | | 253,000 | No | No | Y | | | | | | | | |

| BUILDING PERMITS | | | | | | | | | | | | ACTIVITY INFORMATION | | | | |
|------------------|--------|--------------|--------|-----|------------|----------|------------|---------|------|--------|----|----------------------|--|--|--|--|
| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | Date | Result | By | Name | | | | |
| 11/1/2018 | | Info At Door | | | | | | | BS | | | Barbara S | | | | |
| 1/10/2009 | | Meas/Inspect | | | | | | | 372 | | | PATRIOT | | | | |
| 10/24/2004 | | MLS | | | | | | | MM | | | Mary M | | | | |
| 4/26/2000 | | Inspected | | | | | | | 264 | | | PATRIOT | | | | |
| 2/15/2000 | | Measured | | | | | | | 268 | | | PATRIOT | | | | |

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---------------------------------|------------------------------|-------------------------|----------------------------|--------------------------|---------------------------|-----------------------|-----------------------|-------------------------|----------------------|------------------------|---------------------|----------------------|-----------------------------------|---------------------------|-------------|----------------------|--------------|-----------|---------|--------------------|------------|---------|-------------|------------------------|-----------|--------------|----------|--------|---------|--------|----|-------|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | | | | | | | | | | | | | | | | |
| Type: 05 - Garrison | Sty Ht: 2 - 2 Story | (Liv) Units: 1 | Total: 1 | Full Bath: 2 | Rating: Very Good | A Bath: | Rating: | PDAS. | | | | | | | | | | | | | | | | | | | | | | | | |
| Foundation: 1 - Concrete | Frame: 1 - Wood | Prime Wall: 4 - Vinyl | Sec Wall: 8 - Brick Veneer | 12% | 3/4 Bath: | Rating: | A 3QBth: | Rating: | 1/2 Bath: 1 | Rating: Average | A HBth: | Rating: | OthrFix: | Rating: | | | | | | | | | | | | | | | | | | |
| Roof Struct: 1 - Gable | Roof Cover: 1 - Asphalt Shgl | Color: WHITE | View / Desir: | OTHER FEATURES | Kits: 1 | Rating: Fair | A Kits: | Rating: | Fpl: 1 | Rating: Average | WSFlue: | Rating: | RESIDENTIAL GRID | | | | | | | | | | | | | | | | | | | |
| GENERAL INFORMATION | | | | Location: | Total Units: | Floor: | % Own: | Name: | 1st Res Grid | Desc: Line 1 | # Units: 1 | Level | FY LR DR D K FR RR BR FB HB L O | | | | | | | | | | | | | | | | | | | |
| Grade: C - Average | Year Blt: 1984 | Eff Yr Blt: | Alt LUC: | Alt %: | Other | Upper | Lvl 2 | Lvl 1 | Totals | RMs: 6 | BRs: 3 | Baths: 2 | HB 1 | 25 | SFL | FFL | BMT | UAT | (800) | 25 | | | | | | | | | | | | |
| Jurisdct: | Fact: . | Const Mod: | Lump Sum Adj: | DEPRECIATION | Exterior: | Interior: | Additions: | Kitchen: | No Unit | RMS | BRs | FL | | | | | | | | | | | | | | | | | | | | |
| | | | | Phys Cond: AG - Avg-Good | 18. % | Functional: | Economic: | Baths: | 1 | 6 | 3 | M | | | | | | | | | | | | | | | | | | | | |
| | | | | Special: | % | Plumbing: | Electric: | Heating: | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | Override: | % | General: | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | Total: | 18.2 % | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| INTERIOR INFORMATION | | | | CALC SUMMARY | | | | COMPARABLE SALES | | | | REMODELING | | | | RES BREAKDOWN | | | | SUB AREA | | | | SUB AREA DETAIL | | | | | | | | |
| Avg Ht/FL: STD | Prim Int Wall: 1 - Drywall | Sec Int Wall: % | Partition: T - Typical | Prim Floors: 4 - Carpet | Sec Floors: % | Basic \$ / SQ: 135.00 | Size Adj.: 1.29338229 | Const Adj.: 0.99356401 | Adj \$ / SQ: 173.483 | Other Features: 101250 | Grade Factor: 1.00 | NBHD Inf: 1.00000000 | NBHD Mod: | WtAv\$/SQ: | AvRate: | Ind.Val | Rate | Parcel ID | Typ | Date | Sale Price | Code | Description | Area - SQ | Rate - AV | Undepr Value | Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
| Subfloor: | | | | | | LUC Factor: 1.00 | Adj Total: 455165 | Juris. Factor: | | Before Depr: 173.48 | Special Features: 0 | Val/Su Net: 134.99 | Depreciation: 82840 | Final Total: 372300 | Val/Su SzAd | 2,758 | | | | Net Sketched Area: | Total: | 353,916 | | | | | | | | | | |
| Bsmnt Gar: 1 | Electric: 3 - Typical | Insulation: 2 - Typical | Int vs Ext: S | Heat Fuel: 1 - Oil | Heat Type: 3 - Forced H/W | | | | | | | | | Depreciated Total: 372325 | 2032 | Size Ad | 1632 | Gross Are | 3358 | FinArea | | | | | | | | | | | | |
| # Heat Sys: 1 | % Heated: 100 | % AC: % | Solar HW: NO | Central Vac: NO | % Com Wall: % | % Sprinkled: % | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MOBILE HOME | | | | Make: | Model: | Serial #: | Year: | Color: | PARCEL ID | | | | AssessPro Patriot Properties, Inc | | | | IMAGE | | | | | | | | | | | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | | | | | | | | | | | | | 120.0-0013-0002.F | | | | | | | | | | | | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value | | | | | | | | | | | | | | | |
| More: N | Total Yard Items: | Total Special Features: | | | | | | | | | | | | Total: | | | | | | | | | | | | | | | | | | |